

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
MARCH 5, 2014**

The following items are discussed in these minutes:

GRAY'S SUBDIVISION – APPROVED

PD-11 CONCEPT PLAN – RECOMMENDED APPROVAL

STUDY SESSION

PLACE – Orem City Main Conference Room

At 3:30 p.m. Chair Moulton called the Study Session to order.

Those present: Becky Buxton, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City Planner; Clinton Spencer, GIS Planner; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; David Spencer, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Carlos Iglesias, Michael Walker, Planning Commission members; Sam Kelly, City Engineer;

The Commission and staff briefly reviewed agenda items and minutes from February 19, 2014 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

PLACE - Orem City Council Chambers

At 4:30 p.m. Chair Moulton called the Planning Commission meeting to order and asked Derek Whetten, Planning Commission member, to offer the invocation.

Those present: Becky Buxton, Karen Jeffreys, Lynnette Larsen, David Moulton and Derek Whetten, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Director; David R. Stroud, City Planner; Clinton Spencer, GIS Planner; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; and Loriann Merritt, Minutes Secretary

Those excused: Carlos Iglesias, Michael Walker, Planning Commission members; Sam Kelly, City Engineer;

Chair Moulton introduced **AGENDA ITEM 3.1** as follows:

AGENDA ITEM 3.1 is a request by Brant Tuttle, Northern Engineering, to approve the preliminary plat of **GRAY SUBDIVISION** at 1576 North 325 West in the R8 zone.

Staff Presentation: Clinton Spencer said the subject property is divided into two (2) lots of record, or lots that have not yet been subdivided. Each existing lot has a home and other accessory buildings on it. The proposed subdivision will create three (3) new single family lots. The two (2) homes and accessory buildings will remain on Lots 2 and 3 of the proposed subdivision. Lot 1 will be a new vacant single family lot. All setbacks for the existing buildings are met with the proposed subdivision. Each lot exceeds the minimum lot size requirement of 8,000 square feet for the R8 zone.

Recommendation: Based on the compliance with the ordinance requirements as outlined above staff recommends the Planning Commission approve this request.

“Planning Commission minutes for March 5, 2014”



Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

Chair Moulton invited the applicant to come forward. Brent Tuttle, Northern Engineering, introduced himself.

Mr. Tuttle said the owner has always anticipated this development occurring. They have addressed all the concerns that staff had.

Ms. Buxton asked about the setback requirements from the south house to the new boundary of the new lot. Mr. Spencer said that staff had reviewed the drawings. He indicated the setback is 23 feet at the south end of Lot 1. Everything will be within the setbacks.

Chair Moulton asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Jeffreys said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to approve the preliminary plat of Gray Subdivision with three lots at 1576 North 325 West. Ms. Larsen seconded the motion. Those voting aye: Becky Buxton, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.2** as follows:

AGENDA ITEM 3.2 is a request by Alexis Gevorgian to amend **APPENDIX X PERTAINING TO THE CONCEPT PLAN OF THE PD-11 ZONE** of the Orem City code at 1430 South Sandhill Road.

Staff Presentation: The PD-11 zone was approved by the City Council on May 22, 2012, to permit the construction of residential townhome units at a maximum density of 14 units per acre. The zone comprises 11.07 gross acres between two owners. The applicant owns 10.65 acres and Jerald Jones owns 0.42 acres consisting of two parcels at the southeast corner of 1430 South and Sandhill Road. Each of Mr. Jones' parcels contains a dwelling.



The approved concept plan in Appendix X has a density of 13.45 units per acre which less than the maximum approved density of 14 units per acre. Mr. Jones' property as shown on the current concept plan has a density greater than 14 units per acre while Mr. Gevorgian's property density is less than 14 units per acre.

The applicant proposes to relocate units from the Jones property plus add an additional five units to his property so that each owner is as close as possible to the maximum of 14 units per acre. Based on the current concept plan, the applicant has 13.2 units per acre and Mr. Jones has 19.04 units per acre. Overall, the approved density does not change since the PD-11 zone is permitted 14 units per acre. Mr. Jones will have 5 units on 0.42 acres which is 11.09 units per acre. Mr. Gevorgian will have 149 units on 10.65 acres which is 13.9 units per acre. If an additional unit was included on each owner's property, each would then be over the maximum of 14 units per acre. The revised concept plan has an overall density of 13.91 units per acre.

The applicant also proposes to relocate the clubhouse facility to a more central location.

Mr. Jones has expressed his approval of this request. A neighborhood meeting was held on August 6, 2013, in the City Council chambers with zero residents in attendance.

Advantages

- Density is maximized under current zoning
- Clubhouse is located in a better location

“Planning Commission minutes for March 5, 2014”

Disadvantages

- None identified

Recommendation: The Development Review Committee has determined this request complies with all applicable City Codes. The Project Coordinator recommends the Planning Commission forward a positive recommendation to the City Council to amend Appendix X of the Orem City Code pertaining to the concept plan of the PD-11 zone at 1430 South Sandhill Road.

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Mr. Earl asked if the owner of the corner property had consented. Mr. Stroud said yes through e-mail.

Ms. Jeffreys asked how this is different from the original concept plan. Mr. Stroud indicated that this moves density off of the Jones property and will max out both Mr. Jones and Mr. Gevorgian’s properties.

Mr. Whetten asked if this was a site plan. Mr. Stroud said no this is the concept plan from the rezone. There can be minor changes at site plan, but the development must generally follow the concept plan. Each property can do individual site plans.

Chair Moulton invited the applicant to come forward. Curtis Miner, Curtis Miner Architecture, introduced himself.

When no one had any questions for Mr. Miner, Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Buxton said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to recommend the City Council amend Appendix X pertaining to the concept plan of the PD-11 zone at 1430 South Sandhill Road of the Orem City Code. Mr. Whetten seconded the motion. Those voting aye: Becky Buxton, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

MINUTES: The Planning Commission reviewed the minutes from the previous meeting. Chair Moulton then called for a motion to approve the minutes of February 5, 2014. Chair Moulton moved to approve the meeting minutes for February 5, 2014. Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

ADJOURN

Chair Moulton called for a motion to adjourn. Ms. Larsen moved to adjourn. Ms. Jeffreys seconded the motion. Those voting aye: Becky Buxton, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten. The motion passed unanimously.

Adjourn: 5:15 p.m.

Jason Bench
Planning Commission Secretary

Approved: